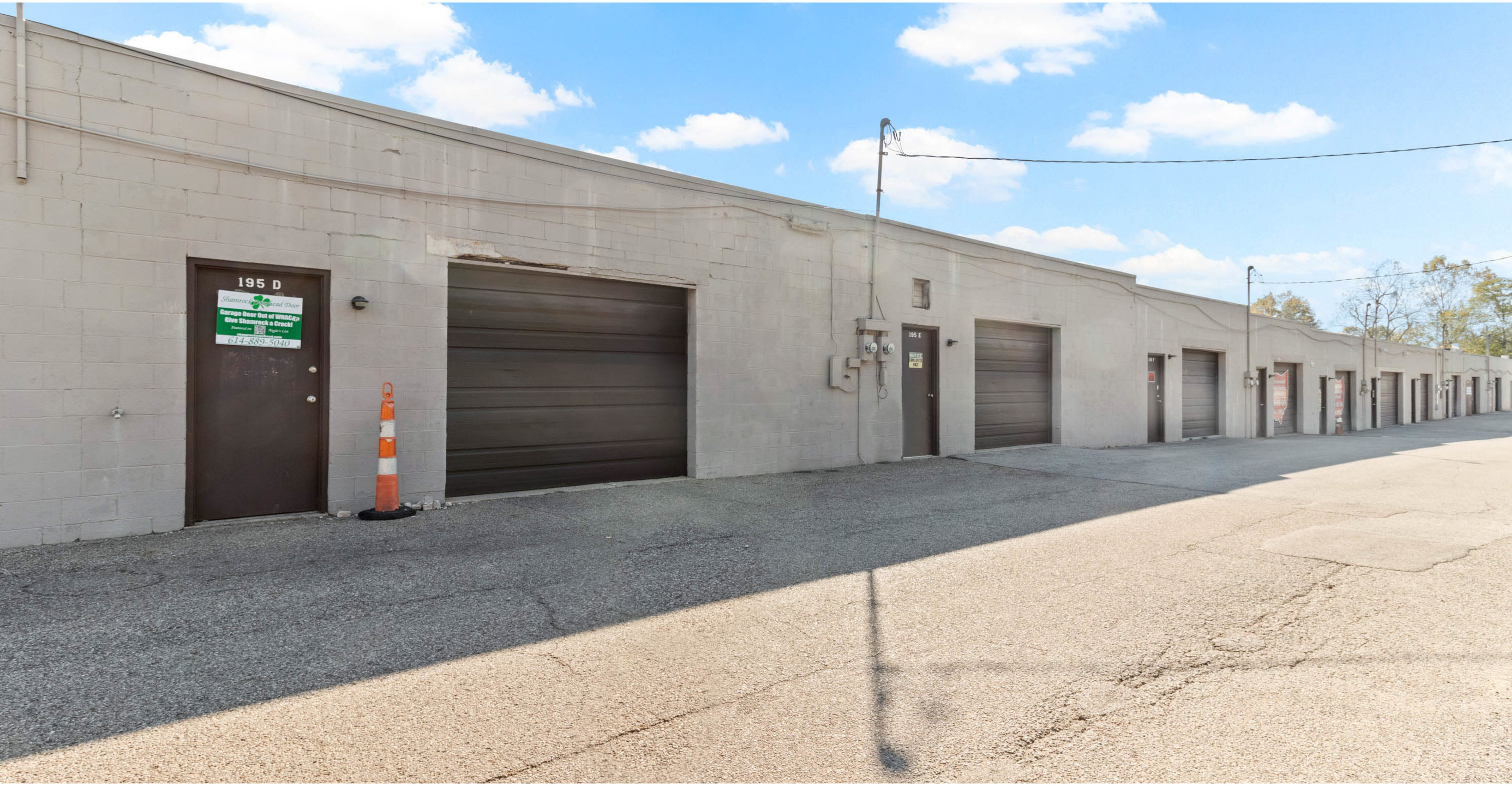
195 W Olentangy St, Powell, OH 43065
OFFERING MEMORANDUM



EXPERIENCE MATTERS
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1480 Dublin Rd ◆ Columbus, OH, 43215 ◆ 614.228.5547 ◆ krgre.com

KRG
Kohr Royer Griffith Inc
Commercial Real Estate Services

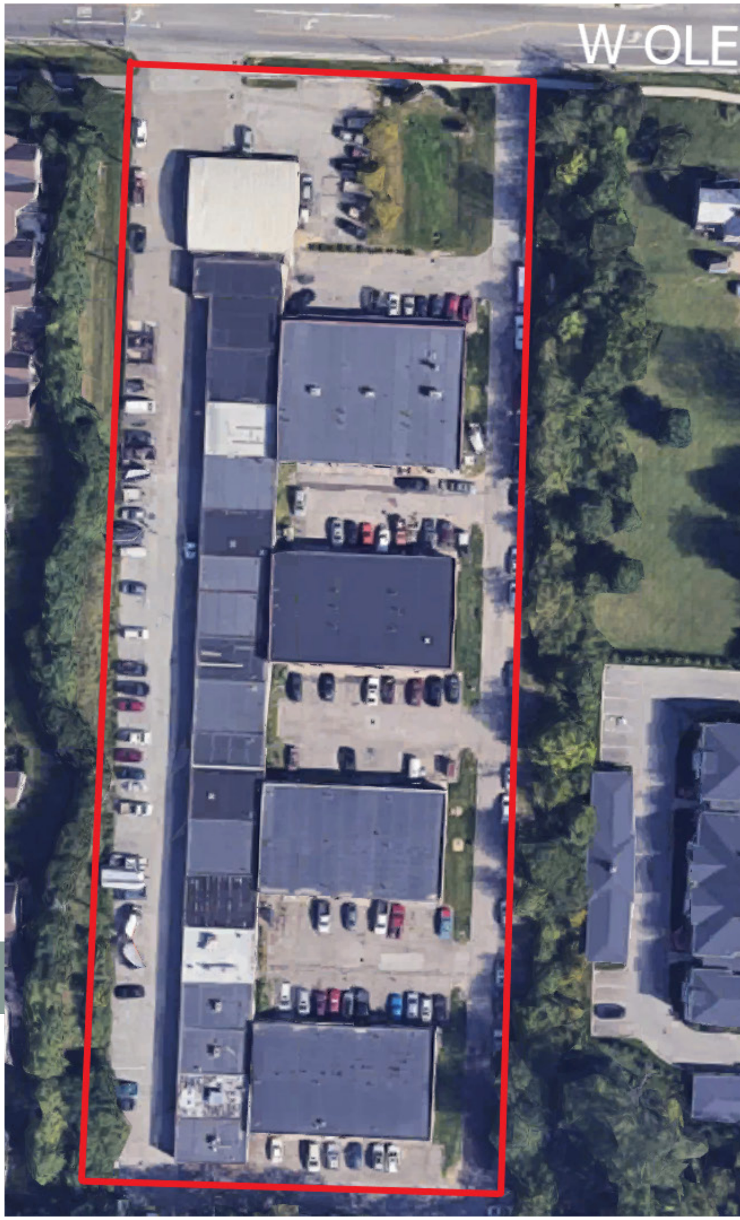
Property Overview

195 W Olentangy St, Powell, OH 43065

Exciting industrial space leasing opportunity at 195 W Olentangy St. in Powell, Oh. These light industrial warehouse / small office spaces offer different layouts to meet multiple business needs. Units have 1 bathroom, separate utility management, 8X10 overhead door, and natural gas heat. View available units for more specific details. Landlord desires 2 year lease term.

Location Description

Only a short drive from Columbus, this area offers a fantastic location with strong infrastructure and a talented workforce. You'll also find a great network of suppliers, logistics partners, and easy access to major transportation routes and distribution hubs. Plus, being close to top universities and research centers means plenty of opportunities for innovation and collaboration.



AVAILABLE SUITE

Suite #	SF Available	Rate	Type
P	1,000	13.00 SF/yr	Modified Gross

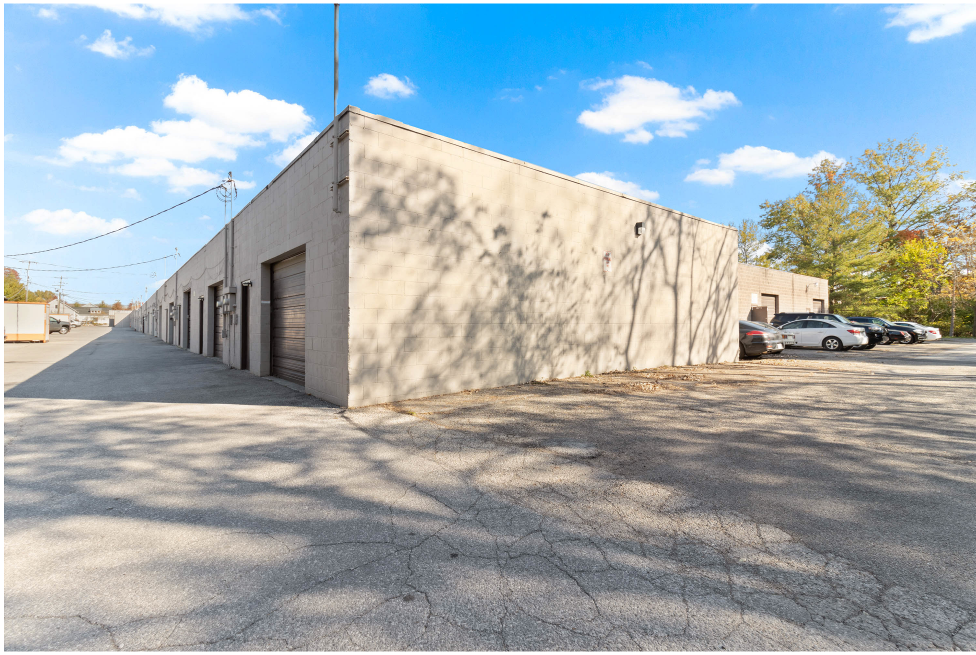
About KRG

Kohr Royer Griffith Inc
Commercial Real Estate Services

EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.
Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.
At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.



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Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified y the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.